070.0	0001	0018.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,085,000	/	1,085,000
USE VALUE:	1,085,000	/	1,085,000
ASSESSED:	1,085,000	/	1,085,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
302		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FOTOPULOS ANDREW J
Owner 2:	FOTOPULOS PELAGIA
Owner 3:	
Street 1:	302 MYSTIC ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MALANSON PAUL J -
Owner 2:	-
Street 1:	302 MYSTIC ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,700 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1960, having primarily Vinyl Exterior and 3058 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7700.000	674,900		410,100	1,085,000
Total Card	0.177	674,900		410,100	1,085,000
Total Parcel	0.177	674,900		410,100	1,085,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 354.81 | /Parcel: 354.8

Legal Description

User Acct

44767

GIS Ref

GIS Ref

Insp Date

06/16/09

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 070.0-0001-0018.0

!5994!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	675,000	0	7,700.	410,100	1,085,100	1,085,100	Year End Roll	12/18/2019
2019	101	FV	503,100	0	7,700.	410,100	913,200	913,200	Year End Roll	1/3/2019
2018	101	FV	503,100	0	7,700.	351,500	854,600	854,600	Year End Roll	12/20/2017
2017	101	FV	503,100	0	7,700.	328,100	831,200	831,200	Year End Roll	1/3/2017
2016	101	FV	503,100	0	7,700.	281,200	784,300	784,300	Year End	1/4/2016
2015	101	FV	483,500	0	7,700.	251,900	735,400	735,400	Year End Roll	12/11/2014
2014	101	FV	483,500	0	7,700.	233,200	716,700	716,700	Year End Roll	12/16/2013
2013	101	FV	483,500	0	7,700.	222,300	705,800	705,800		12/13/2012

PRINT

Date	Time
12/10/20	20:48:46

LAST REV

Date	Time
03/02/19	16:04:03

apro

PAT ACCT.

5994

USER DEFINED

Prior Id # 1:	44767
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MALANSON PAUL	44028-381		11/2/2004		703,300	No	No		
CORCORAN CHRIST	42224-100		3/12/2004	Change>Sale	345,000	No	No		
	12495-433		8/7/1973		42,600	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/16/2004	1193	Add Bath	20,000	C		G6	GR FY06	add 3/4 bath /crea
5/22/2004	416	Manual	800					build front entran
3/8/2004	168	Addition	150,000	C				full second floor

ACTIVITY INFORMATION

Date	Result	By	Name
6/16/2009	Entry Denied	189	PATRIOT
6/13/2005	Permit Visit	BR	B Rossignol
2/23/2005	MLS	MM	Mary M
7/8/2004	MLS	MM	Mary M
10/12/1999	Meas/Inspect	263	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7700		Sq. Ft.	Site		0	70.	0.76	4			Med. Tr	-10					410,133						410,100	

Total AC/HA: 0.17677 | Total SF/SM: 7700 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 410,133 | Spl Credit | Total: 410,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	20	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.07717657
Const Adj.:	0.99346793
Adj $ / SQ:	133.768
Other Features:	136572
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	707488
Depreciation:	32544
Depreciated Total:	674944

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	1

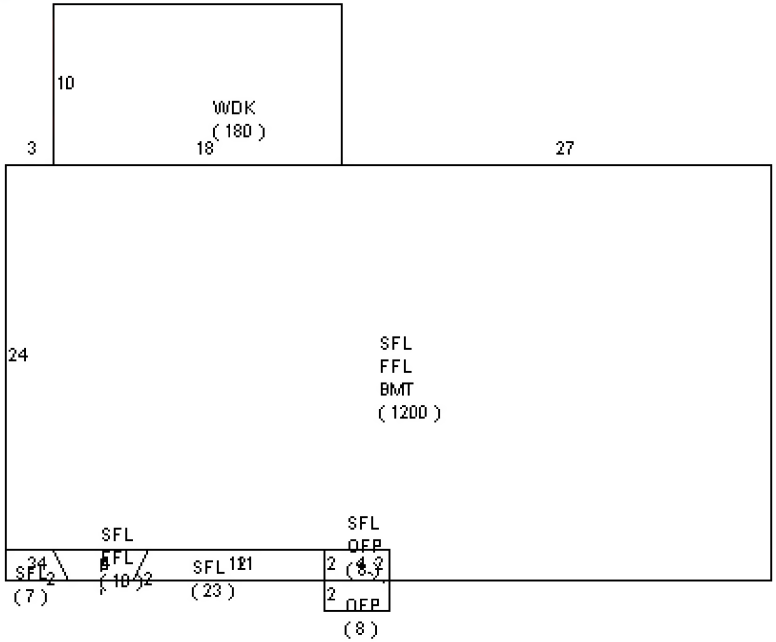
REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,248	133.770	166,942
FFL	First Floor	1,210	133.770	161,859
BMT	Basement	1,200	53.170	63,807
WDK	Deck	180	11.480	2,066
OFP	Open Porch	16	43.710	699

Net Sketched Area:	3,854	Total:	395,373
Size Ad	2458	Gross Are	3854	FinArea	3058
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	C	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	177.91
Special Features:	0	Val/Su Net:	175.12
Final Total:	674900	Val/Su SzAd	274.57

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 070.0-0001-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	12X8	A	AV	2004	0.00	T	12	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	